

**TOWN PLAN AND ZONING COMMISSION  
TOWN OF FAIRFIELD  
MINUTES OF MEETING – AUGUST 23, 2022**

The Town Plan and Zoning Commission held a Special Meeting at 6:30 p.m., Tuesday, August 23, 2022. The Town conducted its meeting at the Fairfield Fire School, 205 Richard White Way, Fairfield, Connecticut, and via WEBEX.

Members Present: Tommy Noonan, Chairman; Lenny Braman, Vice Chairman; Dan Ford; Steve Levy.

Alternate Members Present: Sarah Keitt; Steve Leahy (via WEBEX).

Town Department Members Present: Jim Wendt, Planning Director  
Emmeline Harrigan, Asst. Planning Director  
Matthew Decker, ZEO  
Josephine M. Keogh, Clerk

Mr. Leahy sat in place of Ms. Braun, and Ms. Keitt sat in place of Ms. Harrison.

**Meeting Minutes** Motion was made by Mr. Braman, seconded by Mr. Ford and members present **VOTED TO APPROVE** the Meeting Minutes of August 9, 2022.

For motion: Noonan, Braman, Ford; Leahey  
Abstaining: Levy

Ms. Keitt arrived at this time.

**Zoning Regulation Amendment** Motion was made by Mr. Braman, seconded by Mr. Levy and members present unanimously **VOTED TO TABLE** the Application of 15 Unquowa Road, LLC to amend Section 12.3 of the Zoning Regulations (Center Designed Business District) Proposed new Section 12.3.29 “Inclusionary Multi-Family residential Use with a Housing Opportunity or Workforce Housing Component”.

**15 Unquowa Road** Motion was made by Mr. Braman, seconded by Mr. Levy and members present unanimously **VOTED TO TABLE** the Zoning Compliance application of 15 Unquowa Road, LLC pertaining to the construction of a 63-unit residential building pursuant to Section 8-30g of the CT General Statutes.

**150 Villa Avenue** Motion was made by Mr. Levy seconded by Mr. Ford and members present unanimously **VOTED TO APPROVE** the referral for positive recommendation regarding Town acquisition of land.

## **POCD update**

Mr. Wendt updated the Commission on the status of the POCD. He noted after meeting with their consulting team on June 2<sup>nd</sup> and thereafter meeting with the Flood and Erosion Control Board, they are planning a virtual workshop the first week in September, which he wanted to make the Commission aware of before launching.

**190 Sherman Street** Motion was made by Mr. Braman, seconded by Ms. Keitt, and members present unanimously **VOTED TO APPROVE** the Special Permit application of McKenzie Real Estate Corp, LLC pertaining to a 24'x7' two-story addition to an existing office.

**150 Villa Avenue** Motion was made by Ms. Keitt, seconded by Mr. Levy and members present unanimously **VOTED TO APPROVE** the Subdivision application of Benedict and Vanessa Sinnott for three (3) lots in an A Zone, subject to the following conditions:

1. Due to local high water table, proposed homes should not have basements.
2. Final subdivision map must show locations of all sanitary and storm lines and 15' wide easements.
3. House on lot 3 must be shifted to establish greater distance from the existing storm pipe.
4. Due to its age, the existing storm pipe bisecting lots 2 and 3 should be replaced.
5. Individual detention systems for the homes shall be moved further away from foundations.
6. Final detention calculations must be submitted.
7. Trench drains should be provided for the driveways on lots 2 and 3.
8. Monuments or iron pins shall be provided for all property corners.
9. Compliance with the following numbered items on the attached Subdivision Conditions of Final Approval: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25.

**723 South Pine Creek Road** Subdivision and Coastal Site Plan application of Montauk Builders, LLC for two (2) lots in a B Zone.

Atty. John Fallon presented the application to the Commission.

**1460 Post Road** Special Permit application of Joseph Morris for a vestibule addition to establish a rooftop dining deck. Cent. Des. Dist.

Mr. Joseph Morris presented the application to the Commission.

Meeting adjourned at 7: 25 p.m.

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Josephine M. Keogh, Clerk